143.0	0009	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,900 / 757,900
					USE VALUE:	757,900 / 757,900
					ASSESSED:	757,900 / 757,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EIDSON DONNA F & WILLIAM B/ TRS
Owner 2:	2019 DONNA F EIDSON TRUST
Owner 3:	2019 WILLIAM B EIDSON TRUST
Street 1:	121 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EIDSON DONNA M & -
Owner 2:	EIDSON WILLIAM -
Street 1:	121 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1738 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5110.000	299,300		458,600	757,900
Total Card	0.117	299,300		458,600	757,900
Total Parcel	0.117	299,300		458,600	757,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.08 | /Parcel: 436.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93357

GIS Ref

GIS Ref

Insp Date 05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0009-0006.0

!11164!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,300	0	5,110.	458,600	757,900		Year end	12/23/2021
2021	101	FV	290,400	0	5,110.	458,600	749,000		Year End Roll	12/10/2020
2020	101	FV	290,400	0	5,110.	458,600	749,000	749,000	Year End Roll	12/18/2019
2019	101	FV	231,800	0	5,110.	430,000	661,800	661,800	Year End Roll	1/3/2019
2018	101	FV	239,200	0	5,110.	355,400	594,600	594,600	Year End Roll	12/20/2017
2017	101	FV	239,200	0	5,110.	326,800	566,000	566,000	Year End Roll	1/3/2017
2016	101	FV	239,200	0	5,110.	298,100	537,300	537,300	Year End	1/4/2016
2015	101	FV	226,300	0	5,110.	292,400	518,700	518,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:01:47

LAST REV

Date	Time
05/06/21	13:08:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11164

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EIDSON DONNA M	77535-108	1	4/16/2021	Convenience	1	No	No		
	18239-127		6/1/1987		218,900	No	No		Y

USER DEFINED

Prior Id # 1:	93357
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2016	1174	Renovate	17,000	O				redo master bedrm
5/2/2005	396	Addition	78,750			G6	GR FY06	
8/10/2001	567	Porch	2,500	C				EXTEND FRONT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	PH	Patrick H
5/7/2018	MEAS&NOTICE	BS	Barbara S
11/11/2008	Meas/Inspect	163	PATRIOT
4/20/2006	Permit Visit	BR	B Rossignol
5/15/2002	Permit Visit	PM	Peter M
11/9/2000	Hearing Chag	264	PATRIOT
11/11/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5110		Sq. Ft.	Site		0	80.	1.12	9									458,641						458,600	

Total AC/HA:	0.11731	Total SF/SM:	5110	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	458,641	Spl Credit		Total:	458,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:			
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25414276
Const Adj.:	0.98980200
Adj $ / SQ:	161.376
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406640
Depreciation:	107353
Depreciated Total:	299287

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

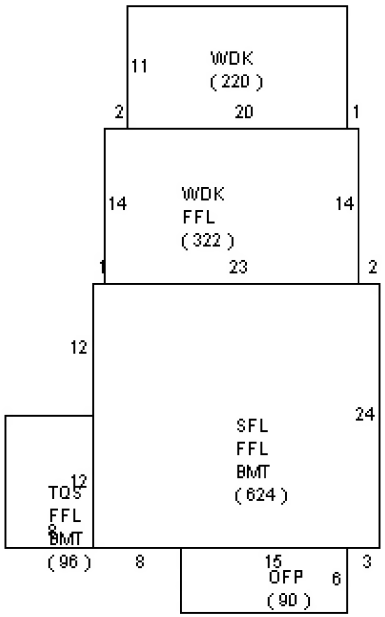
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.38
Special Features:	0	Val/Su Net:	96.86
Final Total:	299300	Val/Su SzAd	172.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,042	161.380	168,154
BMT	Basement	720	48.410	34,857
SFL	Second Floor	624	161.380	100,699
WDK	Deck	542	7.770	4,209
OFP	Open Porch	90	34.480	3,103
TQS	3/4 Story	72	161.380	11,619

Net Sketched Area:	3,090			Total:	322,641
Size Ad	1738	Gross Area	3114	FinArea	1738

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0009-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	